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DIGITALLY VERIFIED RECORD

9901/2023 TP/15425084523

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

SRINIVASAM DEVELOPERS

CX 192263

M.C. ANUSUYA
STAMP VENDOR L. No. 21/2000
51/2, SOUNDARYA COLONY
NAGAR (W) EXTN. CHENNAI - 600 116
PAN - AAMPA 3461D

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IS EXECUTED AT CHENGALPATTU ON THIS THE 27th DAY JUNE, 2023,

BY:

(1) Mrs.N.JOTHI (PAN No.ACTPJ2778B) (AADHAR No.632276715305) W/o. Mr.T.Narayanan, aged about 54 years, residing at No.24, Mangaiyarkarasi Street, Nanganallur, Chennai – 600 061, now at No.20, Ramanathan Street, Mahalingapuram, Chennai – 600024,

N. Jothi

For SRINIVASAM DEVELOPERS

Proprietor

Document No 9901 of ...I..... of Book 2023. Contains 26 Sheets 1 Sheet

Registering Officer

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

SRINIVASAM DEVELOPERS

21/06/2023

CX 192264

M.C. ANUSUYA
STAMP VENDOR L. No. 21/2000
51/2, SOUNDARYA COLONY,
NAGAR (W) EXTN. CHENNAI - 600 10
PAN - AAMPA 3461D

..2..

(2) Mr.T.NARAYANAN (PAN No.AAEPN4579K) (AADHAR NO.620267977261) S/o. Mr.T.Thanushkodi, aged about 60 years, residing at No.20, Ramanathan Street, Mahalingapuram, Chennai – 600024,

For SRINIVASAM DEVELOPERS

Proprietor

N. Jothi

Document No 9901 of ...I..... of Book 2023. Contains 26 Sheets 2 Sheet

Registering Officer

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

SRINIVASAM DEVELOPERS

26/06/2023

CX 192265

M.C. ANUSUYA
STAMP VENDOR L. No. 21/2000
51/2, SOUNDARYA COLONY,
NAGAR (W) EXTN. CHENNAI - 600
PAN - AAMPA 3461D

..3..

(3) **M/s.ANNAI BUILDERS REAL ESTATES PVT. LTD., (PAN: AADCA6643H),** a Company incorporated under the Companies Act, 1956, represented by its **Managing Director, Mr.T.NARAYANAN (PAN No.AAEPN4579K) (AADHAR NO.620267977261)** S/o.Mr.T.Thanushkodi, aged about 60 years, having its Corporate office at Alpha Centre, 4th Floor, Nos.150-151, North Usman Road, T.Nagar, Chennai–600017, (hereinafter referred to as the **"PRINCIPALS"**).

For SRINIVASAM DEVELOPERS

Proprietor

N. Jothi

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For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

DO HEREBY APPOINT & CONSTITUTE

M/s.SRINIVASAM DEVELOPERS, rep.by its Proprietor **Mr.K.SUBBURAMAN (AADHAR No.503719362608) (PAN No.BPWPS1512M)** S/o.Thiru.Kannan, aged about 43 years, having office at No.61/2, Ground Floor, Indira Colony 1st Street, Ashok Nagar, Chennai – 600083, hereinafter referred to as the **POWER AGENT** as our lawfully constituted General Power of Attorney Agent to do the following acts deeds and things for us and on our behalf.

a. **WHEREAS** the **1st PRINCIPALS** is the absolute owner of the Item No.1 of the schedule mentioned property, situated at **GUDALUR VILLAGE,** Chengalpattu Taluk, Chengalpattu District, Comprised in **S.No.35/5B,** measuring 21 cents, **S.No.33/1B,** measuring an extent of 26 cents, totally measuring 47 cents, she having purchased the said land, under Registered sale deed, Doc.No.4367/2005, dt:18.5.2005, in Book-1, on the file of S.R.O.Chengalpattu, Joint-II,

b. Whereas the **2nd PRINCIPALS** has purchased Item No.2 of the property situated at Gudalur Village, Chengalpattu Taluk, Kancheepuram District now Chengalpattu District, 4/7th Undivided Share Land in 3 Acre 18 cents, Comprising of 31 Cents in S.No.33/1A, 36 cents in Survey No.34, 28.5 cents in S.No.35/1, 47 cents in S.No.35/2, 41 cents in Survey No.35/3, 44.5 Cents in Survey No.35/4, 22 cents in S.No.35/5A, 68 Cents in S.No.36/6, covered under Patta Nos.57 & 78, under Registered Sale Deed, Registered as Doc.No.14335/2015, in Book-1, dated 17.12.2015, in Book-1, on the file of S.R.O. Chengalpattu Joint-II,

N. Jothi

For SRINIVASAM DEVELOPERS.

Proprietor

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Registering Officer

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

c. **AND WHEREAS THE 2nd PRINCIPALS** has acquired the lands, mentioned in Item No.2 of the schedule, situated at Gudalur Village, Chengalpattu Taluk, Kancheepuram District now Chengalpattu District, Comprised in Survey No.33/1A, measuring an extent of 31 cent, S.No.34, measuring an extent of 36 cents, S.No.35/3, measuring an extent of 41 cents, S.No.35/4, measuring an extent of 44.5 cents, S.No.35/5A, measuring an extent of 22 cents, and S.No.36/6part, measuring an extent of 17 cents, totally measuring 1 Acre 91.5 cents ('C' Schedule property in Partition Deed) under Registered Partition Deed, Registered as Doc.No.7420/2021, Dated 12.04.2021, on the file of S.R.O. Chengalpattu Joint-II,

d. AND whereas the **3rd PRINCIPALS** is the absolute owner of land measuring an extent of 36 cents in S.No.36/5part, in Gudalur Village, Chengalpattu Taluk, Chengalpattu District, mentioned in Item No.3 in the schedule, having purchased the said land with some other lands in various Survey Numbers, under Registered Sale Deed, Registered as Doc.No.2645/2007, in Book-1, dt: 26.02.2007, on the file of S.R.O.Chengalpattu Joint-II,

e. And whereas the **3rd PRINCIPALS** is the absolute owner of land measuring 4 cents in S.No.49/2A, measuring an extent of 3 cents in S.No.112/1A, situated at Gudalur Village, Chengalpattu Taluk, Chengalpattu District, mentioned in Item No.3 of the schedule, having purchased the said lands with some other lands in various Survey Numbers, under Registered Sale Deed, Registered as Doc.No.2651/2007, dt:26.02.2007, in Book-1, on the file of S.R.O.Chengalpattu Joint –II,

For SRINIVASAM DEVELOPERS

Proprietor

N. Jothi

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Registering Officer

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

f. The **PRINCIPALS** herein has become the sole and absolute owner of the Item Nos.1, 2 and 3 of the schedule mentioned property ever since from the date of the purchase and they are in peaceful possession and enjoyment without any let or hindrance from anybody with power and authority to sell or otherwise dispose of the same in favour of any person/s of his choice.

g. The **PRINCIPALS** herein, intends to develop and to sell the Schedule Property herein, through the POWER AGENT above named and therefore the PRINCIPALS herein, DO HEREBY APPOINT, CONSTITUTE AND NOMINATE aforesaid **M/s.SRINIVASAM DEVELOPERS,** rep.by its Proprietor **Mr.K.SUBBURAMAN (AADHAR No.503719362608) (PAN No.BPWPS1512M)** S/o.Thiru.Kannan, as their **POWER AGENT** to do the following acts, deeds and things on their behalf:

1. To convey, sell, transfer and assign the Schedule mentioned properties as a whole or in parts or as undivided shares to the intending Purchaser/s as and when required.
2. To negotiate and finalize the sale consideration, to enter into Sale Agreements, Promoters Agreements, construction agreements for construction of flats/buildings, Villas etc., with prospective purchaser(s) for selling or developing or both developing and selling the Schedule Property as a whole or in part with or without building.
3. To receive an advance amount and balance sale consideration from intending Purchaser/s either in full or in part, the name of POWER AGENT and to issue receipt thereof to execute Sale Agreements, Sale deeds, Construction Agreements, Rectification Deeds Ratification Deeds, and all other deeds, to present the same to the Registering Authority, to admit execution thereof and to sign the necessary papers for conveying and encumbering the Schedule Property in all respects either as a whole or in part with building or without building.

N. Jothi

For SRINIVASAM DEVELOPERS

Proprietor

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Registering Officer

For SRINIVASAM BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

4. To deliver vacant possession of the Schedule Property herein to the prospective purchaser(s) at the time of sale as the case may be.
5. To make and prepare and or cause to be made all such layout Sub-division plans, conversion of use of properties in the said layout, specifications and designs and or any alterations in the plans and or specifications, as may be required and advisable at the discretion of my said Power Agents for the purpose of plotting and/or constructing residential/commercial buildings on the Schedule Property.
6. To appear before the Corporation, CMDA, Panchayat Union, Directorate of Town and Country Planning, Local Planning Authority, Panchayat and all other authorities to obtain approvals for sub-division or building plans, regularization approvals and permits by presenting necessary plans and by remitting the required fees for Water & Sewage Board, Electricity Department and to appear and apply before all other authorities/departments and obtain necessary NOC/clearances, sanctions, approvals and service connections for the Schedule Property.
7. To appear before all authorities and parties as may be necessarily required and/or advisable in the sole discretion of the said Power Agent in connection with the development of the Schedule Property mentioned herein and to make such agreement as may be conducive to the development works and completing the same.
8. To prepare building plan(s) for submitting to the competent authorities for the construction of the building(s) over the Schedule Property, either whole or in part/in phase manner, to sign necessary application forms, affidavits and all the connected

For SRINIVASAM DEVELOPERS

Proprietor

N. Jothi

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

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Registering Officer

papers, to submit the same to the concerned authorities. To revise and regularize the building plan/s and submit the same to the competent authorities for sanction. To remit necessary development charges, Land tax, building tax, deposits, regularization fee and all other payments for the development of the schedule mentioned properties.

9. To build apartments, group houses, individual houses, duplex Semi Independent or Independent houses, multi storied buildings, any other buildings either residential or commercial or both by the Power Agent or any of its Nominee/s, builders and developers or through any other building contractor or to depute sub-contractors, to appoint/engage one or several contractors and to execute contract agreements, sub-contract agreements, whenever necessary as may be desired by the said Power Agent.

10. To enter upon properties at any time, erect board/hoardings, to level the site, to put the barbed wire fencing or construct compound walls on the said properties or any portion as per demarcation thereof and to make all payments for getting the work done.

11. To execute sign, present and register all such deeds, such as Agreements for sale, sale deeds, re-constitution deed, Construction Agreements, Promoter's Agreements, Cancellation Deeds, Rectification Deed, Ratification Deed, Special Power for presentation of documents before concern Sub-Registrar or District Registrar or any other competent officers in Registration department, exchange deed, gift deed, Declaration, lease deeds, compromise deed or any other deed or deeds as the Power Agents may deem and proper for or in relation to all or any of the relating to the Schedule Property.

For SRINIVASAM DEVELOPERS

Proprietor

N. Jothi

For CHENNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No. 1991 of ...I..... of Book 2023. Comprising 26 Sheets & Sheet

Registering Officer

12. To appoint advocates, etc., for safe guarding my right, title and interest over the Schedule Property, to fix their remuneration / fees and to pay the same.

13. To take, prosecute or defend all legal proceedings relating to any of the matters pertaining to the Schedule Property, to file petitions suits, counters, written statements, applications, appeals, review revisions in Revenue department, Collector Office, RDO/DRO Courts, all Civil and Criminal Courts, High Court and Supreme Court or any other Judicial or Quasi-Judicial Authorities, Labour Departments, taxation departments, Police Authorities, Land Ceiling authorities, Land Reforms authorities any other concerned authorities and local body.

14. To do all other acts deeds, things as may be necessary, for developing and selling the schedule properties as my Power Agent may deem fit and necessary and to execute all the documents/deeds for the same.

15. To advertise in Newspapers and in all others medias, erect hoardings, boards in and around the site, on the concern name to publicity for the sale/lease of plots/flats in the Schedule mentioned properties for such consideration and upon such terms and conditions as the said Power Agent shall deem fit and proper. To appoint advertising agency, Marketing Agency for selling the plots, Apartments or the lands either whole or in parts.

16. To apply for electricity, water, sewerage connection with the concerned Department/Boards, to sign necessary forms and all supporting documents, to pay necessary charges, fee and deposits, to personally represent before the concerned authorities/officers.

17. We, the PRINCIPALS have not received any consideration for executing this General Power of Attorney and the said Power of Attorney Agent is accountable to the PRINCIPALS.

For SRINIVASAM DEVELOPERS

Proprietor

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

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2023, Contains ..... Sheets ...1... Sheet

Registering Officer

18. This General Power of Attorney shall be in force till the aforesaid objects are fully met up to the sale of the final plot and building/s and/or pieces of land in the Schedule Property.

SCHEDULE OF PROPERTY

ITEM NO.1:-

All that piece and parcel of vacant land, situated at **GUDALUR VILLAGE,** Chengalpattu Taluk, Chengalpattu District, Comprised in **S.No.33/1B,** measuring an extent of **26 cents**, **S.No.35/5B**, measuring an extent of **21 cents,** totally measuring an extent of **47 cents, Patta No.719,** within the Registration District of Chennai South and Sub-Registration District of Chengalpattu Joint-II.

BOUNDED ON THE:- (S.NO.33/1-B)

North by – Road
South by – Vacant Land in S.Nos.35/5 & 35/6
East by - Vacant Land in S.No.33/2 and
West by – Part of S.No.33/1part

In all admeasuring 26 cents,

BOUNDED ON THE:- (S.NO.35/5-B)

North by – Vacant Land in S.No.33/1
South by – Vacant Land in S.No.112
East by - Vacant Land in S.No.35/6A and 36/6C
West by – Vacant land in S.No.35/5 part

In all admeasuring 21 cents, total measuring 47 cents.

ITEM NO.2

All that piece and parcel of vacant land, situated at **GUDALUR VILLAGE,** Chengalpattu Taluk, Chengalpattu District, Comprised in **S.No.33/1A**, measuring an extent of **31 cents**, **S.No.34**, measuring an extent of **36 cents, S.No.35/3,** measuring an extent of **41 cents, S.No.35/4,** measuring an extent of **44.5 cents,**

For SRINIVASAM DEVELOPERS

Proprietor

N. Jothi

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Registering Officer

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

S.No.35/5A, measuring an extent of **22** cents, **S.No.36/6part, Patta No.3550, as per Patta New S.No.36/6B,** measuring an extent of **17 cents, totally measuring 1 Acre 91.5 cents,** within the Registration District of Chennai South and Sub-Registration District of Chengalpattu Joint-II.

BOUNDED ON THE:-

North by – Vacant Land in S.No.36/5, 36/4 and Existing Road
South by – Vacant Land in S.Nos.49, 111/1, 112/1B
East by - Vacant Land in S.Nos.35/5B and 33/1B
West by – Vacant land in S.Nos.36/6 part, 35/1, 35/2
In all admeasuring 1 Acre 91.5 cents

MEASUREMENT FOR S.NO.36/6PART (S.NO.36/6B)- 17 CENTS

North by - 14.4 Meter(47 feet 2 Inches)
South by - 12.2 Meter (40 feet)
East by - 14.8 + 32.8 Meter (48 feet 6 Inches + 107 feet 11 Inches)
West by - 52.4 Meter (171 feet 10 Inches)

ITEM NO.3

All that piece and parcel of vacant land, situated at **GUDALUR VILLAGE,** Chengalpattu Taluk, Chengalpattu District, Comprised in **S.No.49/2A,** measuring an extent of **4 cents, S.No.112/1A**, measuring an extent of **3 cents, S.No.36/5pt,** measuring an extent of **36 cents,** totally measuring **43 cents, Patta No.538,** within the Registration District of Chennai South and Sub-Registration District of Chengalpattu Joint-II.

BOUNDED ON THE:-

North by – Vacant Land in S.No.35/3, 35/4, 35/5A
South by – Vacant Land in S.Nos.49/1B1, 111/1, 112/1B
East by - Vacant Land in S.No.112/2
West by – Vacant land in S.No.49/1A

N. Jothi

For SRINIVASAM DEVELOPERS

Proprietor

Document No. 9901 of ...1..... of Book 2020. Contains 26 Sheets 11 Sheet

Sub-Registrar Officer

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

The above said Three Items are totally measuring **2 Acre 81.5 cents.**

This property lies within the Maraimalai Nagar Municipality Limits and lies within the Sub-registration District of Joint II Chengalpattu and Registration District Chengalpattu.

IN WITNESS WHEREOF THE PRINCIPALS HAS EXECUTED THIS GENERAL POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

N. Jothi

For SRINIVASAM DEVELOPERS

Proprietor

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

(PRINCIPALS)

WITNESSES:-

1. [illegible]
   [illegible]

For SRINIVASAM DEVELOPERS

Proprietor

2. [illegible]
   [illegible]

(POWER AGENT)

DRAFTED BY:-



S.THAMILVINAYAGAM
ADVOCATE
TNBC Enroll No.1041/2001
High Court, Chennai – 600104
Mobile No.9444045479

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2023, Collected ..... Sheets 12 Sheet

Registering Officer



இந்திய அரசாங்கம்
Government of India

ஜோதி நாராயணன்
Jothi Narayanan
பிறந்த தேதி / DOB : 16/11/1968
Dummy / Female

6322 7671 5305

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்
Unique Identification Authority of India

முகவரி:
W/O: நாராயணன், 24,
மங்களையற்கரசி நகர், 46 வது
தெரு, நங்கநல்லூர்,
நங்கநல்லூர், காஞ்சிபுரம், தமிழ்
நாடு, 600061

Address:
W/O: Narayanan, 24,
MANGAIYARKARASI NAGAR,
46TH STREET, Nanganallur,
Nanganallur, Kancheepuram,
Tamil Nadu, 600061

6322 7671 5305

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

For SRINIVASAM DEVELOPERS

Proprietor

N Jothi

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No. 9901 of ...I..... of Book
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Registering Officer

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

ACTPJ2778B



பெயர் /NAME
JOTHI NARAYANAN

தந்தை பெயர் / FATHER'S NAME
THANGADURAI

பிறந்த தேதி /DATE OF BIRTH
16-11-1968

கையொப்பம் /SIGNATURE



வருமானவரி ஆணையர் (கணிப்பொறி இயக்கம்)
Commissioner of Income-Tax (Computer Operations)

இந்த அட்டை, காணாமற்போனாலோ,
கண்டெடுக்கப்பட்டாலோ இவ்வட்டையை விதியோகித்த
கீழ்காணும் அதிகாரிக்கு தகவல் அறுப்புமாறு அல்லது
திருப்பி அனுப்புமாறு கோரப்படுகிறது.

வருமானவரி ஆணையர் (கணிப்பொறி இயக்கம்),
108, மகாத்மா காந்தி சாலை,
நுங்கம்பாக்கம்,
சென்னை-600 034.

In case this card is lost/found,kindly inform/return to the issuing authority :

Commissioner of Income-tax (Computer Operations),
108, Mahatma Gandhi Road ,
Nungambakkam,
Chennai - 600 034.

N. Jothi

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

For SRINIVASAM DEVELOPERS

Proprietor

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Registering Officer







For SRINIVASAM DEVELOPERS

Proprietor

N. Jothi

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2023. Contains ..... Sheets ..15.. Sheet

Registering Officer

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director









For SRINIVASAM DEVELOPERS

Proprietor

N. Jothi

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

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Sub-Registrar Officer



N. Jothi

For SRINIVASAM DEVELOPERS

Proprietor

CHENNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No. 990/1 of ...I..... of Book 2023. Contains 26 Sheets (7 Sheet)

Registering Officer





N. JOTHI

For SRINIVASAM DEVELOPERS

Proprietor

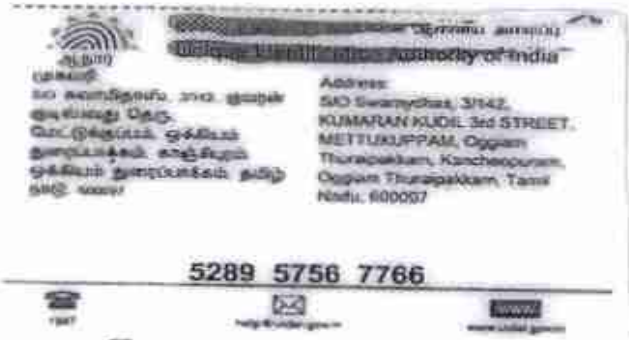
For SRINIDHI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

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2023. Contains 26 Sheets 18 Sheet

Registering Officer





For SRINIVASAM DEVELOPERS

Proprietor

N. Jothi

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

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Registering Officer





A1.B

For SRINIVASAM DEVELOPERS,

Proprietor

N.JOTHI

For CHENNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

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2023. Contains 26 Sheets 20 Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : கூடலூர்

பட்டா எண் : 538

உரிமையாளர்கள் பெயர்

1. ஆன்லைன் பில்டர்ஸ்சியல் எஸ்டேட்ஸ் பிரைவேட்லிமிடெட் ... நிர்வாக இயக்குனர் - டி. தாராவணன்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	
155	1A11A1	0 - 23.58	2.00	--	--	--	--	2023/0105/35/420770--2023/35/04/000292SD -- 08-05-2023
155	5	0 - 40.00	0.74	--	--	--	--	3397/09--- -- 10-04-2001
155	6	0 - 81.00	1.50	--	--	--	--	3397/09--- -- 10-04-2001
155	8	0 - 8.00	0.15	--	--	--	--	3397/2009--- -- 10-04-2001
36	5	0 - 22.50	0.42	--	--	--	--	---- -- 11-02-2016
94	1B	0 - 12.00	0.22	--	--	--	--	---- -- 11-02-2016
112	1A	--	--	0 - 1.00	0.10	--	--	---- -- 11-02-2016
131	10	--	--	0 - 3.50	0.20	--	--	3397/09--- -- 10-04-2001
131	6	--	--	0 - 20.50	1.13	--	--	3397/2009--- -- 10-04-2001
131	7	--	--	0 - 3.00	0.18	--	--	3397/09--- -- 10-04-2001
131	8	--	--	0 - 4.00	0.23	--	--	3397/2009--- -- 10-04-2001
131	9	--	--	0 - 3.00	0.18	--	--	3397/09--- -- 10-04-2001
139	-	--	--	0 - 19.00	1.35	--	--	---- -- 11-02-2016
141	1	--	--	0 - 6.00	0.32	--	--	3397/2009--- -- 10-04-2001
141	2	--	--	0 - 25.00	1.40	--	--	3397/2009--- -- 10-04-2001
155	9	--	--	0 - 14.00	1.00	--	--	-- 20-02-2016
45	3A	--	--	0 - 2.00	0.25	--	--	3397/09--- -- 10-04-2001
49	2A	--	--	0 - 1.50	0.20	--	--	3397/09--- -- 03-05-2007
58	1A1A	--	--	0 - 11.79	1.00	--	--	2021/0105/35/420189--2021/35/04/000180SD

Document No. 9901 of ...1..... of Book 1
2023, Contains 26 Sheets 2-1 Sheet
Registering Officer

[redacted]	1A11A1	--	--	0 - 50.01	3.50	--	--	2023/0105/35/416823--2023/35/04/000281SD -- 17-03-2023
79	1A11A	--	--	0 - 59.97	3.30	--	--	2023/0105/35/416823--2023/35/04/000281SD -- 17-03-2023
80	2	--	--	0 - 16.50	0.92	--	--	---- -- 11-02-2016
88	-	--	--	0 - 37.00	2.05	--	--	3397/09--- -- 10-04-2001
89	-	--	--	0 - 73.50	4.10	--	--	---- -- 11-02-2016
90	5B	--	--	0 - 7.28	0.40	--	--	2022/0105/35/365404--2022/35/04/000209SD -- 30-03-2022
90	6A	--	--	0 - 19.00	1.18	--	--	3397/2009--- -- 10-04-2001
91	1	--	--	0 - 50.00	3.10	--	--	3397/09--- -- 10-04-2001
91	2	--	--	0 - 13.50	0.74	--	--	3397/09--- -- 10-04-2001
		1 - 87.08	5.03	6 - 88.00	49.53			

குறிப்பு2 :

1.	மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/04/079/00538/80926** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2.	இத் தகவல்கள் 26-06-2023 அன்று 02:23:12 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3.	கைப்பேசி கேமராவின்2D barcode ரீடர்மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No 9901 of ...I..... of Book 2023. Contains 26 Sheets 22 Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் **10(1)** பிரிவு

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : கூடலூர்

பட்டா எண் : **3550**

உரிமையாளர்கள் பெயர்

1. தணிகாசலம் மகன் டி.நாராயணன்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	
33	1A	0 - 12.50 (மா)	0.58	--	--	--	--	2021/0103 /35/230239--- -- 27-08-2021
34	-	0 - 14.50 (மா)	0.67	--	--	--	--	2021/0103 /35/230239--- -- 27-08-2021
35	3	0 - 16.50 (மா)	0.77	--	--	--	--	2021/0103 /35/230239--- -- 27-08-2021
35	4	0 - 18.00 (மா)	0.84	--	--	--	--	2021/0103 /35/230239--- -- 27-08-2021
35	5A	0 - 9.00	0.40	--	--	--	--	2021/0103 /35/230239--- -- 27-08-2021
36	6B	0 - 6.90	0.50	--	--	--	--	2021/0105 /35/341729--2021 /35/04/000168SD -- 29-10-2021
		0 - 77.40	3.76					

*மா - மாஸாயிரி

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் 35/04/079/03550 /60943 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 26-06-2023 அன்று 03:14:49 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No ...2901... of ...I..... of Book 2023. Contains 26 Sheets 23 Sheet

Issuing Officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 7042 of 2023

I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. நா. ஜோதி residing at No.20, Ramanathan Street, Mahalingapuram, Chennai, Kodambakkam (Part 1)[URBAN], Mambalam, Chennai, Tamil Nadu, India, 600024.

Sub Registrar: Chengleput Joint II
Date: 27/06/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 30,420/- paid at 12:03 PM on the 27/06/2023 by

Left Thumb 	N. Jothi 9HH2HD15 Additions as per recitals of document	
Execution admitted by Left Thumb 	N. Jothi Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:26991655a5ffcfabd54835956f90266987b22 **(Details from UIDAI : Jothi Narayanan W/O: Narayanan, 16-11-1968, xxxxxxxx5305)**	

Document No 9901 of ...I..... of Book 2023. Contains 26 Sheets 24 Sheet
Registering Officer

Execution admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:018165af580a24c9804ef28890de246f655c4a **(Details from UIDAI : Narayanan Thanushkodi S/O: Thanushkodi, 03-02-1963, xxxxxxxx7261)**	
Execution admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:659862aa3b5b20eae54712ba32b91efb8e5fb7 **(Details from UIDAI : Narayanan Thanushkodi S/O: Thanushkodi, 03-02-1963, xxxxxxxx7261)**	
Claim admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:628025a6c7a4bbfe88471eafc35dafc5410687 **(Details from UIDAI : Subburaman Kannan S/O: Kannan, 02-02-1980, xxxxxxxx2608)**	

27th day of June 2023

KAILASHNATH PURIJAGANNTH
Sub Registrar
Chengleput Joint II

Document No 9901 of ...I..... of Book 2023. Consists 26 Sheets 25 Sheet
Registering Officer

Registered as Number **R/Chengleput Joint II/Book-1/9901/2023**

Date: 27/06/2023
Chengleput Joint II

KAILASHNATH PURIJAGANNTH
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney





Document No 9901 of ...I..... of Book
2023. Contains ..... 26 Sheets 26 Sheet

Registering Officer

191-5 8029/2021 TP/1035/1591/21

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

20/11/2020

CC 289520

M.C. ANUSUYA

STAMP VENDOR L. No. 21/2000

51/2, SOUNDARYA COLONY,

VNI , NAGAR (W) EXTN. CHENNAI - 600 1

PAN - AAMPA 3461D

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IS EXECUTED AT CHENGALPATTU, ON THIS THE 19TH DAY JULY, 2021

BY:

Mr.T.NARAYANAN (PAN No.AAEPN4579K), S/o. Mr.T.Thanushkodi, aged about 58 years, residing at No.20, Ramanathan Street, Mahalingapuram, Chennai – 600024, hereinafter referred to as the **"PRINCIPAL"**.

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No.....of .....of Book 20.21. Contains..1..8.. Sheets.....1.....Sheet

Registering Officer

8029/2021

TP/103561591/2

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

20/11/2020

CC 289520

M.C. ANUSUYA

STAMP VENDOR L. No. 21/2000

51/2, SOUNDARYA COLONY,

VIR. NAGAR (W) EXTN. CHENNAI - 600 1

PAN - AAMPA 3461D

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IS EXECUTED AT CHENGALPATTU, ON THIS THE 19TH DAY JULY, 2021

BY:

Mr.T.NARAYANAN (PAN No.AAEPN4579K), S/o. Mr.T.Thanushkodi, aged about 58 years, residing at No.20, Ramanathan Street, Mahalingapuram, Chennai – 600024, hereinafter referred to as the **"PRINCIPAL"**.

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No.....of.....of Book 2021. Contains 1 A. Sheets.....1.....Sheet

Registering Officer

8028/2021 TP/10357 6018/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

20/11/2020

CC 289519

M.C. ANUSUYA
STAMP VENDOR L. No. 21/2000
51/2, SOUNDARYA COLONY,
NEW NAGAR (W) EXTN, CHENNAI - 600 1
PAN - AAJPA 3451D

GENERAL POWER OF ATTORNEY

27.6.23

THIS GENERAL POWER OF ATTORNEY IS EXECUTED AT CHENGALPATTU, ON THIS THE 19th DAY OF JULY, 2021.

BY:

Mrs.N.JOTHI (PAN No.ACTPJ2778B), W/o. Mr.T.Narayanan, aged about 53 years, residing at No.24, Mangaiyarkarasi Street, Nanganallur, Chennai – 600 061, now at No.20, Ramanathan Street, Mahalingapuram, Chennai – 600024, hereinafter referred to as the **"PRINCIPAL"**.

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

8028

Document No.....of .....of Book
2021 Contains 1 Sheets 1 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

அதில் P.87/2021 7420/2021 TP/10200852176/2021

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

D.V. நந்தகுமார்

9/4/2021

AD 589309

M. SARAVANAN

Stamp Vendor

License No. 2776 / E-2 / 94

4/2, Padmanaban Street,

Kodambakkam, Chennai-600024.

பாகப்பிரிவினை பத்திரம்

2021-ம் ஆண்டு, ஏப்ரல் மாதம், 12-ந் தேதியன்று செங்கல்பட்டில் எழுதப்பட்ட பாகப்பிரிவினை பத்திரம்,

Ven'ki 7/4 19/3/21 27.6.21

பின்கோடு - 603203, காட்டாங்கொளத்தூர், மறைமலைநகர், தைலாவரம், ஆதிபராசக்தி நகர், எண்.38 என்கிற முகவரியில் வசிக்கும் காலஞ்சென்ற வேணுகோபால் நாயுடு அவர்களின் குமாரர் சுமார் 66 வயதுள்ள திரு.D.V.நந்தகுமார் - (ஆதார் அடையாள எண்.361467294218) -(1) (முதலாவது நிபராகவும்)

ஒராவதுபார்ட்டி

D.V. Nandakumar

B. Nithya

Lavathy

S. Mangaiarasi

S. Mangaithan 7420

.....புத்தகம் 20.21.ம் வருடத்திய.....ம் ஆவணம் 33....தாக்கலைக் கொண்டது

1....வது தான் பதிவு அலுவலர்

இரண்டாவது பார்ட்டி

T.M

14335/2015 3,19 அதன் 47(A)

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU AZ 720086

6733
17.8.15

T. Narayanan
Chennai.

R. LAKSHMANAN
STAMP VENDOR
L.C. No 6/772/B3/96
No. 261, E V R ROAD,
AMINJIKARAI, CHENNAI-29

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS 17TH DAY OF DECEMBER 2015

BY

1. **Mrs. C. V. SARASWATHY,** W/o. C.K. Varadharajulu, and daughter of late Venugopal Naidu, aged about 65 years, residing at No.17, G.K.Devarajulu Nagar, Nehru Nagar, Civil Aero drum, Coimbatore 641 014,

2. **Mrs.NAGABOOSHANAM,** W/o. Late Renganathan, and daughter of late Venugopal Naidu, aged about 61 years, residing at No. 8B, Ramachandra Nagar, Kolathur, Chennai, 600 099,

14335 20 15



Rs. 20000/-only

01CC 927407

V. THIRUVENGADAM
STAMP VENDOR
L.No. C-4 13531/75
37, K.B. DASAN ROAD,
CHENNAI-600 018.

3506

16 MAY 2005

Mrs. N. Jothi
Ch-61.

SALE DEED

Verified 16/5/05

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS 18th DAY OF MAY, 2005, by M/s. HARITA VENU (PRIVATE) LTD., a Company incorporated under the Company's Act 1956 having its registered office No. 8, Haddows Road, (Jayalakshmi Estates) Chennai - 600 006, duly represented by its Director Mr.V.N. VENKATANATHAN, Son of Dr. Seshadri Acharya, aged about 57 years, residing at No.25, Nachiappan Street, Mahalingapuram, Chennai - 600 034, represented by his Power of Attorney Agent Mr. T. NARAYANAN, Son of Mr. T. Thanushkodi, aged about 42 years, residing at No.158, Medavakkam Main Road, Madipakkam, Chennai - 600 091, Managing Director M/s. ANNAI BUILDERS REAL ESTATES PRIVATE LTD., (vide Power of Attorney Doc No. 151/2004, in Book IV, Dt.9.3.04, at DRO Central Chennai) hereinafter called the VENDOR of the ONE PART.

27.6.23

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

MANAGING DIRECTOR

N. Jothi

(PURCHASER)

VENDOR
(POWER AGENT)

4367 18



தமிழ்நாடு तमिलनाडु TAMIL NADU 11AA 012051

Annai Builders Real Estates
P. No. CH-91

J. SUKUMARAN
STAMP VENDOR
Old No-8, New No-15
Kennika Colony, 2nd Street
Kanganallur, Chennai-600 083
Phone No:
Lic No: 9601 / 81 / 2000

003294

23 FEB 2007

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS 26th DAY OF FEBRUARY, 2007, by Mr.D.V.SESHA SAYANAM, aged about 48 years, S/o.D.V.Venugopal, residing at No.12/17, L.I.G.NH-1 Thirunavukkarasu, Street, Maraimalai Nagar – 603 209, represented by his General Power of Attorney Agent **Mr.T.NARAYANAN,** Son of Thiru.T.Thanushkodi, aged about 44 years, residing at No.76, Medavakkam Main Road, Madipakkam, Chennai – 600 091, hereinafter called the **VENDOR** of the **ONE PART.**

For ANNAI BUILDERS REAL ESTATES PRIVATE LIMITED

Managing Director

(PURCHASER)

(VENDOR'S POWER AGENT)

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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